

2025-4176-ZC

A LOT OF LAND FRONTING 105.0 FEET ON THE SOUTH SIDE OF JACKSON STREET BY A DEPTH OF 270.0 FEET, LOCATED ON FARM LOT 502 OF THE FOREST GLENN ADDITION TO LACOMBE PARK, ST TAMMANY PARISH, BEARING MUNICIPAL ADDRESS: 27008 East Jackson Street, Lacombe, LA 70445.

FARM 501

FARM 502

FARM 502

JACKSON STREET

EXISTING
12" CONCRETE CULVERT

EXHIBIT
"A"

0.67 ACRES

-- LEGEND --

15.80' = EXISTING ELEVATION

+ 15.0 = PROPOSED ELEVATION

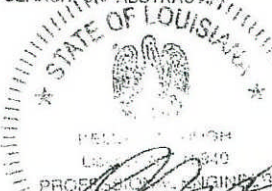
→ = DIRECTION OF FLOW

NAT. GRD.

SECTION A-A
PROPOSED SWALE
(NOT TO SCALE)

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205 0380 C; REV. APRIL 2, 1991

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE
SEARCH OR ABSTRACT.



CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

GRADING PLAN "C"

A PORTION OF FARM 502, (0.67 ACRES)
FOREST GLEN ADDITION TO LACOMBE PARK
SECTION 48, T-8-S, R-12-E
ST. TAMMANY PARISH, LA.

PREPARED FOR:

LUKE CRYER

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 50'

DATE: 01-06-2009

DRAWN: DRJ

JOB NO.: 08-077

REVISED:

2025-4176-ZC

MHO

L-1

Lacombe Acres Annex

PUD

Beau Village

L-1

S-1

MHO

MHO

L-1

S-1

Mimosa Park

L-1

L-1

Cloverland Acres

Tag A Long Annex

MHO

S-1

Tag A Long

R-2

Tag-A-Long Addn.1

Forest Glen

S-1

L-1

L-1

NC-2

NC-2

I-1

Forest Glen Farm Lots

S-1

MHO

MHO

MHO

MHO

MHO

MHO

190

HC-3

L-2

Lacombe Park

HC-1

HC-2

HC-3

HC-3

HC-3

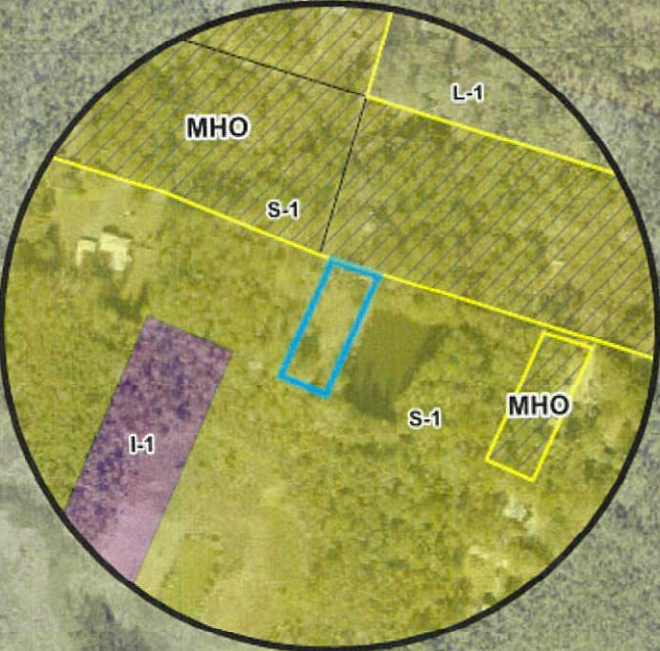
L-2

MHO

R-2

Woodlawn

Lincolnvill



Administrative Comment

August 7, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4176-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the south side of East Jackson Street, and east of 25th Street, Lacombe; S48, T8S, R12E; Ward 7, District 7

Council District: 7

Petitioner: Cory and Dominique Gilford

Posted: June 16, 2025

Owner: Cory and Dominique Gilford

Commission Hearing: July 1, 2025

Size: .65 acres

Determination: Approved

Current Zoning

S-1 Suburban Residential District

Requested Zoning

S-1 Suburban Residential District

MHO Manufacture Housing Overlay

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

Yes

Elevation Requirements:

FFE 12" above centerline of Road / No BFE



FINDINGS

1. The applicant is requesting to rezone .65-acre parcel from S-1 Suburban Residential District to S-1 Suburban Residential District and MHO Manufactured Housing Overlay. The property is located on the south side of East Jackson Street and east of 25th Street, Lacombe.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA
09-2020	S-1	Suburban Residential District

Site and Structure Provisions

3. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	S-1 Suburban Residential District &

Zoning Meeting
July 1, 2025

Department of Planning and Development
St Tammany Parish, Louisiana

2025-4176-ZC

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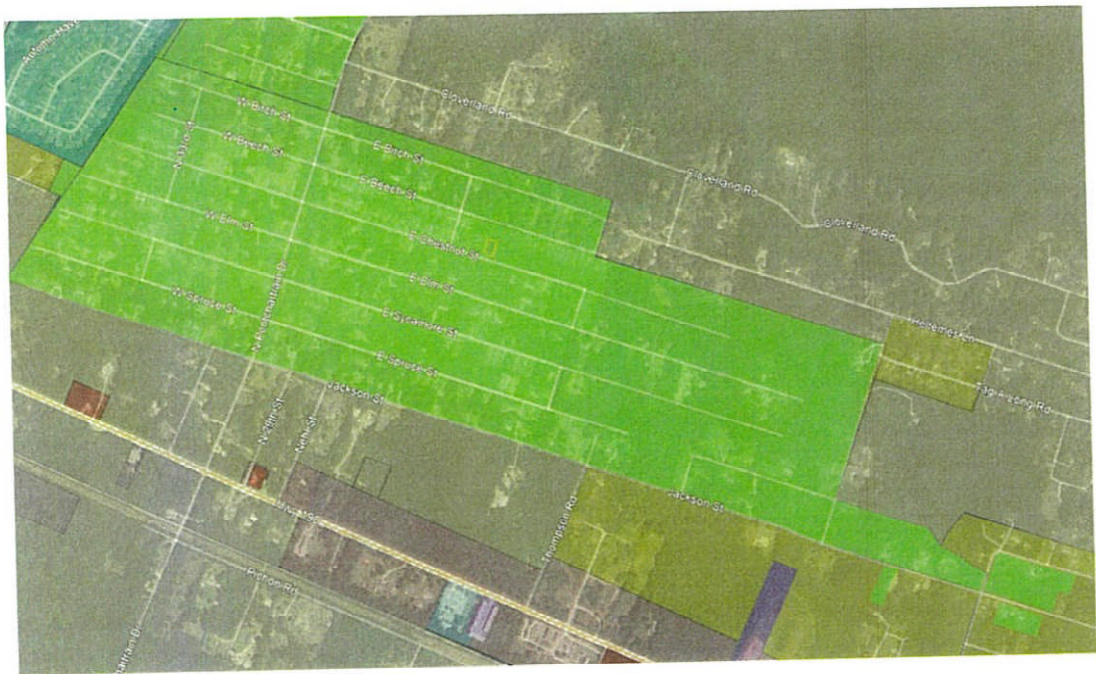
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		MHO Manufactured Housing Overlay
South	Undeveloped	S-1 Suburban Residential District
East	Undeveloped	S-1 Suburban Residential District
West	Residential	S-1 Suburban Residential District

5. The subject property abuts parcels zoned S-1 Suburban Residential District with MHO Manufactured Housing Overlay to the north, S-1 Suburban Residential District south, east and west.
6. The following ordinances were approved which rezoned surrounding property to MHO Manufactured Housing Overlay within and around the Forest Glen Subdivision, also shown in the map below as a green overlay:

Table 1: Surrounding Manufactured Housing Overlay		
Ordinance Number	Case Number	Acres
09-2020	2010 Comprehensive Rezoning	
21-4599	(2021-2307-ZC)	.8377 acres
18-3854	(2017-786-ZC)	.33 acres
17-3791	(2017-683-ZC)	4.03 acres
14-3107	(ZC14-01-003)	1.41 acres



7. If approved, the applicant could apply for a building permit to place a new manufactured home on-site.

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

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The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

